LOT 20
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

PAASCH ANYA FAMILY TRUST/PAASCH ANYA TRUSTEE
2650 CAPRICE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

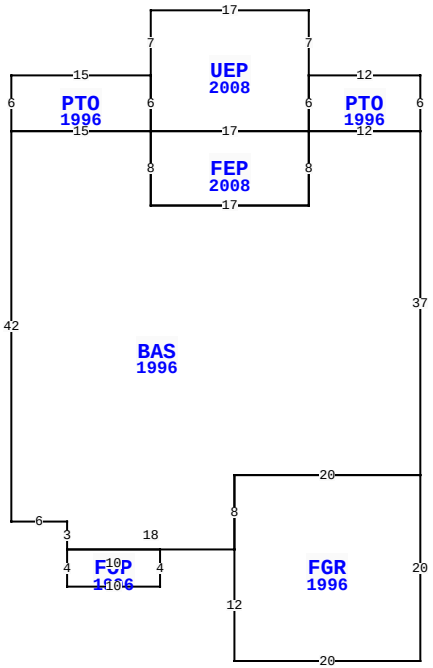
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	1996	1,666	232,150
FEP	136	80	2008	109	15,189
FGR	400	55	1996	220	30,656
FOP	40	30	1996	12	1,672
PTO	72	5	1996	4	557
PTO	90	5	1996	4	557
UEP	221	60	2008	133	18,533
TOTALS	2,625			2,148	299,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,148	122.3922	161.56	347,031	1996	1996	0	0	0	13.75	86.25

1 SNGL FAM – 0% - 2024 Heated Area: 1666 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2650 CAPRICE LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	299,314
TOTAL MARKET OB/XF VALUE	3,931
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	483,245
SOH/AGL Deduction	0
ASSESSED VALUE	483,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	483,245
TOTAL JUST VALUE	483,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	469,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502290	NEW CONSTR	112,600	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/1526	3/24/2025	WD	Q	I	01	490,000
GRANTOR: WOOD MATSON ET AL						
GRANTEE: PAASCH ANYA FAMILY						
2369/1962	6/16/2020	WD	U	I	11	100
GRANTOR: WOOD LYNDA L J						
GRANTEE: WOOD LYNDA L J & MA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1996] W12 UEP=[YR=2008] N7 W17 S7 PTO=[YR=1996] W15 S6 BAS=[YR=1996] S42 E6 S3 FOP=[YR=1996] S4 E10 N4 W10$ E18 FGR=[YR=1996] S12 E20 N20 W20 S8$ N8 E20 N37 W12 S8 W17 N8 W15$ E15 N6$ S6 FEP=[YR=2008] S8 E17 N8 W17$ E17 N6$ S6 E12 N6$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	900.00	SF	5.20	5.20	100	1996	1996	3	70	3,276	
2	0810	CONCRETE A	0	0	0	0	84.00	SF	6.50	6.50	100	1996	1996	3	70	382	
3	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	1996	1996	3	70	273	

LAND DESCRIPTION

TOTAL OB/XF 3,931

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/10/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS